144.0	0005	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	915,200 / 915,200
					USE VALUE:	915,200 / 915,200
					ASSESSED:	915,200 / 915,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		HIGH HAITH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KIRWAN ROBERT
Owner 2:	WANG BING
Owner 3:	
Street 1:	34 HIGH HAITH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KALIN SARI R -
Owner 2:	RICCIUTI MICHAEL J -
Street 1:	34 HIGH HAITH RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 9,458 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1927, having primarily Wood Shingle Exterior and 1707 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9458.000	352,200		563,000	915,200
Total Card	0.217	352,200		563,000	915,200
Total Parcel	0.217	352,200		563,000	915,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 536.30 | /Parcel: 536.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 94187

GIS Ref

GIS Ref

Insp Date 03/10/18

PREVIOUS ASSESSMENT

Parcel ID 144.0-0005-0002.0

!11247!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	352,200	0	9,458.	563,000	915,200	915,200	Year End Roll	12/18/2019
2019	101	FV	303,600	0	9,458.	527,800	831,400	831,400	Year End Roll	1/3/2019
2018	101	FV	303,600	0	9,458.	436,300	739,900	739,900	Year End Roll	12/20/2017
2017	101	FV	303,600	0	9,458.	401,100	704,700	704,700	Year End Roll	1/3/2017
2016	101	FV	303,600	0	9,458.	365,900	669,500	669,500	Year End	1/4/2016
2015	101	FV	264,900	0	9,458.	358,900	623,800	623,800	Year End Roll	12/11/2014
2014	101	FV	264,900	0	9,458.	333,600	598,500	598,500	Year End Roll	12/16/2013
2013	101	FV	264,900	0	9,458.	317,400	582,300	582,300		12/13/2012

PRINT

Date	Time
12/11/20	01:26:17

LAST REV

Date	Time
05/02/18	14:30:31

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11247

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KALIN SARI R,	54565-267		4/20/2010		662,000	No	No		
NIGRO STEPHEN	29916-118		3/15/1999	Change>Sale	270,000	No	No		N

USER DEFINED

Prior Id # 1:	94187
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/28/2000	163	Alterati	60,000	C				DORMER, REMODEL BE
7/19/1999	446	Porch	6,000	C				REBUILD PORCH
6/9/1999	333	Redo Kit	17,500	C				REMODEL KITCHEN
4/23/1999	241	New Wind	2,500	C				STAIRS/WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
3/10/2018	Meas/Inspect	HS	Hanne S
11/17/2008	Meas/Inspect	189	PATRIOT
11/1/2000	Inspected	264	PATRIOT
6/19/2000	MLS		
12/1/1999	Mailer Sent		
11/15/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9458		Sq. Ft.	Site		0	80.	0.74	9									562,993						563,000	

Total AC/HA: 0.21713 | Total SF/SM: 9458 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 562,993 | Spl Credit | Total: 563,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.26529443
Const Adj.:	0.99989998
Adj $ / SQ:	113.865
Other Features:	100849
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	369136
Depreciation:	16980
Depreciated Total:	352155

COMMENTS

BMT GAR NO ACCESS 1 RM HST UNHEATED.
OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1999
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

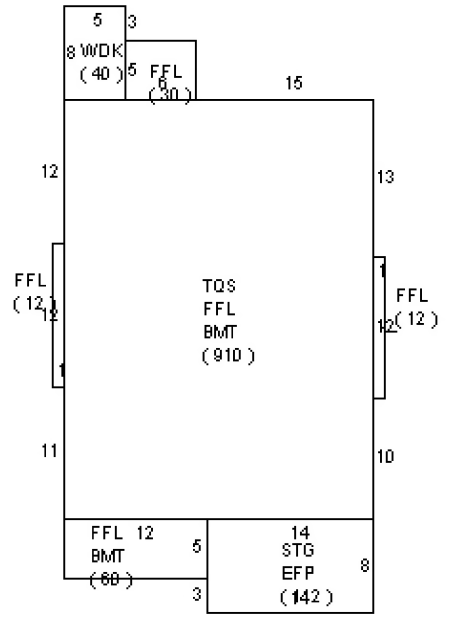
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	125.25
Special Features:	0	Val/Su Net:	119.76
Final Total:	352200	Val/Su SzAd	206.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,024	113.870	116,598
BMT	Basement	970	34.160	33,135
TQS	3/4 Story	683	113.870	77,713
EFP	Enclos Porch	112	51.530	5,771
STG	Storage	112	7.780	872
WDK	Deck	40	16.000	640

Net Sketched Area:	2,941			Total:	234,729
Size Ad	1706.5	Gross Are	3168	FinArea	1707

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

144.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	